



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

**MINUTES
Wednesday, August 10, 2005**

2005-0664 – Application for a Variance from Sunnyvale Municipal Code section 19.34.030 to allow for a 264 square-foot accessory utility building with a 2.5-foot side-yard setback where 4 feet is required and a 2-foot rear-yard setback where 10 feet is required. The property is located at **885 Lakechime Drive** (near Silverlake Dr) in an R-0 (Low-Density Residential) Zoning District. (APN:110-24-027)

In attendance: Richard Becker and Bernice Becker, Applicant; Gerri Caruso, Administrative Hearing Officer; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the Public Hearing.

Ms. Caruso announced the subject application.

Ryan Kuchenig, Project Planner, stated that the proposed project is for a Variance from side and rear yard setback requirements to allow a 264 square foot workshop/shed built without permits at the rear of the site. The workshop enables storage of tools and equipment in addition to construction activities for small household projects. Attachment E includes the applicant's justifications and intentions for the workshop. Mr. Kuchenig also stated that there is an existing PG&E easement the lies within the last 5-10ft of the property. The applicant would need a letter from PG&E stating that they would permit an encroachment within this 5ft easement. At the time of the meeting the letter could not be achieved. Staff does not recommend approval of this project.

Ms. Caruso opened the public hearing.

Richard Becker, Applicant, the applicant gave information as to the reasoning for the project as well as some history on the property. The applicant supplied Ms. Caruso with a petition signed by neighbors in support of the structure. He also stated that he would be willing to make any adjustments to the structure to make it legal. Mr. Becker then provided the Hearing Officer with material showing properties that had sheds in Lakewood Village.

Marjorie Mosher, Neighbor, stated that the previous shed that was on the property collected a lot of trash/debris between the fence and the shed which caused a lot of rodent infestation. Ms. Mosher just wanted the applicant to keep up maintenance of the property if approved.

Ms. Caruso asked the applicant questions about the project. She also mentioned to the applicant that each case is determined on case by case bases in regards to other neighbors with similar structures.

Ms. Caruso closed the public hearing.

Ms. Caruso denied the application.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:40 p.m.

Minutes approved by:

Gerri Caruso, Principal Planner